

Conway Planning Board Minutes
Tuesday, Oct. 21, 2025, 7:15 p.m.
Location: TOWN HALL

Present for the Planning Board: George Forcier, Chair; Members Jeff Lacy, Cheryl Case and William Zale.

Absent: Member Bill Moebius and alternate member Joe Strzegowski

1. Reviewed and approved minutes of Sept 16, 2025.
2. Offered procedure information to Hamilton Drive resident David Whittier about how to site an accessory dwelling on his lot.
3. Chair reported discussion of River Corridor Overlay Zone proposal will have to wait until next meeting when consulting lawyer Donna MacNicol will have had time to discuss our questions with FRCOG consultant Kimberly MacPhee.
4. Agreed unanimously to advance changes to our zoning bylaw definition of “mobile homes,” tiny homes, yurts and other similar non-traditional accommodations to clarify what constitutes a legal year-round dwelling. Jeff Lacy will return later with final version of proposed changes with an eye toward submittal at June town meeting.
4. Also unanimously approved applying one set of rules for all shared driveways because new accessory dwelling unit rules would allow up to six dwellings on a single basic driveway. Under the change, driveways shared by two lots or more would have to comply with more stringent specifications currently applying to driveways shared by 3 or more lots. Strzegowski has suggested allowing waivers for special circumstances.
5. Chair noted that a special permit for Vertex Towers LLC to build a cell tower off Route 116 near the Ashfield line is lapsing because it has not taking out a building permit by the legal deadline to act on

the permit. Chair was asked to notify the cell phone tower developer.

— Board discussed resignation of member William Moebius and offer to join the board of Lara Latta Moebius. Board unanimously voted to recommend the Selectboard appoint Latta to the Planning Board until the next town election when Mr. Moebius's remaining two years of term would be open to election.

6. Chair noted that a solar farm developer, represented by engineering firm Weston and Sampson, wants a meeting to discuss plans to seek a special permit for an agri-voltaic solar array on Roaring Brook Road. No date has been set, although it might likely be our next meeting (Nov. 6.)

Meeting adjourned 8:50.